

*(The following matters were known at agenda deadline.
Other matters may arise thereafter that need timely consideration or action.)*

CLINTON TOWNSHIP BOARD OF ADJUSTMENT

www.clintontwpnj.gov

June 26, 2023

IN-PERSON MEETING AGENDA

**Clinton Township Public Safety Building
1370 Route 31 North – 3rd Floor**

7:00PM

Access to documents pertaining to this meeting including application materials are accessible via the following Box Account link: <https://app.box.com/s/r9hebeqn13hjgz9a4hio2tgsx6ajaouy>

A. CALL TO ORDER

B. FLAG SALUTE

C. PUBLIC NOTICE

This is the June 26, 2023 in-person Public Meeting of the Zoning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat, and the notice of and agenda for this meeting was posted on the Township website, the bulletin board at the front of the Municipal Building, the front door of the Public Safety Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger no later than the Friday prior to the meeting.

D. ROLL CALL

Bayly Kiefer Lyte McTiernan Naylor Pfeffer Rohrbach Ryan Stevens

E. NEW BUSINESS

1) Review of Vouchers

F. MEETING MINUTES

1) Meeting Minutes – March 27, 2023

Eligible Members: Bayly, Kiefer, Lyte, McTiernan, Naylor, Pfeffer, Rohrbach, Stevens

2) Special Meeting Minutes – June 5, 2023

Eligible Members: Bayly, Kiefer, Lyte, McTiernan, Naylor, Rohrbach, Stevens

G. RESOLUTIONS

None.

H. REQUEST FOR EXTENSION OF TIME

- 1) BOLTON CONSTRUCTION, LLC
79 Beaver Avenue
Block 59, Lot 3
Application No. BOA-2021-05
Applicant is seeking a Modification of Condition No. 9 of Resolution 2021-06 to obtain an Extension of the Time within which to obtain a construction permit.

I. APPEAL OF ZONING OFFICER'S DECISION

- 1) 210 EAST MAIN STREET LLC
210 East Main Street
Block 7, Lot 30
Application No. BOA-2023-04
The Applicant requests an appeal to the Zoning Officer's issuance of ZA-23-0074-C denial, to continue the lawfully pre-existing operational use of the block manufacturing, storage, and sales facility with accessory trucking and storage operations.

J. PUBLIC HEARINGS

- 1) TEEN CHALLENGE OF NEW JERSEY
245 Stanton Mountain Road
Block 19, Lot 32
Application No. BOA-2022-12
Applicant is seeking a Use Variance and Preliminary and Final Site Plan Approval for expansion of dining hall to provide a conference room and additional dining space, expansion of existing chapel, new garage for storage and after the fact approval for two (2) garages constructed by prior owner.

K. INTERPRETATION REQUEST

- 1) JULIA HERR
149 Stanton Mountain Road
Application No. BOA-2023-06
SUBJECT PROPERTY - 245 Stanton Mountain Road (Teen Challenge of NJ)
Request for Interpretation of the following pursuant to N.J.S.A. 40:55D-70(b):
A Drug and Alcohol Rehabilitation Center is not listed as a permitted Principal Use under Ordinance Section 165-134 or a Conditional Use under Ordinance Section 165-36, therefore is a Prohibited Use in accordance with Ordinance Section 165-93(a).

L. COMMUNICATIONS

- 1) Memo dated November 1, 2021 prepared by Tom Behrens, Board Planning Expert re: Teen Challenge of NJ.
- 2) Letter dated June 7, 2023 prepared by Matt Mulhall, Board Geology and Geotechnical Expert re: Teen Challenge of NJ.
- 3) Email dated June 20, 2023 from Jeffrey K. Keller, Ph.D., Board Environmental Expert re: Teen Challenge of NJ.
- 4) Letter dated June 19, 2023 prepared by Mario Caballero, Chair Clinton Township Environmental Commission re: Teen Challenge of NJ.
- 5) Completeness Report dated June 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Teen Challenge of NJ.
- 6) Technical Report dated June 22, 2023 prepared by Larry Plevier, Board Engineering Expert re: Teen Challenge of NJ.
- 7) Memo dated June 23, 2023 prepared by Tom Behrens, Board Planning Expert re: Teen Challenge of NJ.
- 8) Report dated June 23, 2023 prepared by Jason Harkins, Board Lighting Expert re: Teen Challenge of NJ.

I. ADJOURNMENT